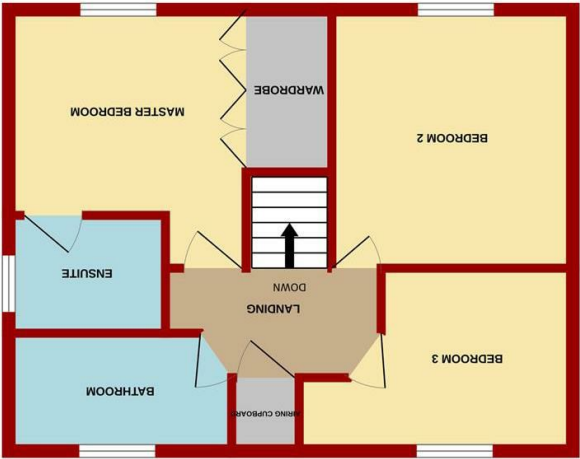
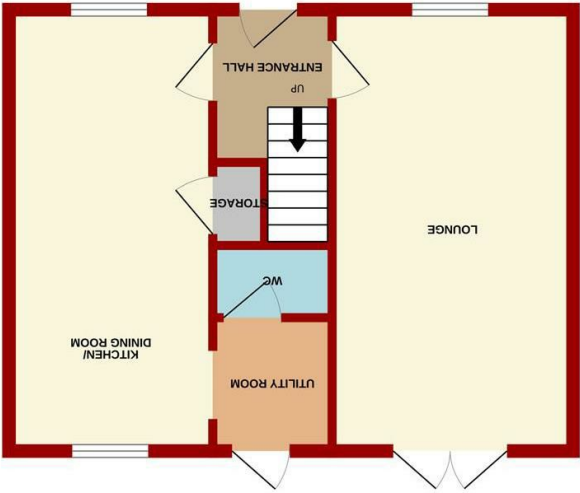


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
England & Wales			
New energy efficient - lower running costs			
New energy efficient - lower CO ₂ emissions			
2020/21 EPC			
England & Wales			
New energy efficient - lower running costs			
New energy efficient - lower CO ₂ emissions			
2020/21 EPC			



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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9 Horsefair Close
Newent GL18 1SD

Guide Price £350,000

Situated at the END OF A CUL-DE-SAC is this NICELY POSITIONED, THREE BEDROOM DETACHED FAMILY HOME which ENJOYS VIEWS OVER FIELDS AND COUNTRYSIDE and offers EN-SUITE TO MASTER BEDROOM, 50' ENCLOSED REAR GARDEN, OFF ROAD PARKING, SINGLE GARAGE and 5 YEAR NHBC GUARANTEE.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



CANOPY ENTRANCE PORCH

ENTRANCE HALL

Via double glazed composite door, single radiator, hanging rail, thermostat control, stairs to the first floor. Door to:

LOUNGE

19'02 x 10'04 (5.84m x 3.15m)

Tiled floor, two single radiators, front and rear aspect windows, french doors to the rear garden.

KITCHEN/DINER

19'02 x 8'08 (5.84m x 2.64m)

Fitted kitchen to comprises a range of base and wall mounted units, laminated worktops and splashbacks, integrated oven with four ring induction hob, stainless steel splashback and extractor fan over, integrated dishwasher, tiled floor, under unit spotlighting, kickboard spotlighting, two double radiators, under stairs storage cupboard, telephone and network points, inset spotlighting, front and rear aspect windows. Opening through to:

UTILITY ROOM

5'06 x 5'02 (1.68m x 1.57m)

Integrated tall fridge/freezer, integrated Zanussi washing machine, Ideal logic gas fired combination central heating and domestic hot water boiler, half glazed door to the gardens. Door to:

WC

5'02 x 3'00 (1.57m x 0.91m)

W.C., wash hand basin, mixer tap, single radiator, extractor fan.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, door to airing cupboard, radiator.

MASTER BEDROOM

11'02 x 10'02 (3.40m x 3.10m)

Additional his/hers built-in double wardrobes, single radiator, tv point, front aspect window. Door to:

EN-SUITE SHOWER ROOM

6'09 x 5'01 (2.06m x 1.55m)

Double shower cubicle with Mira shower system, sliding doors, fully tiled walls, low level w.c., wash hand basin, mixer tap, extractor fan, spotlighting, side aspect frosted window.

BEDROOM 2

11'02 x 10'05 (3.40m x 3.18m)

Single radiator, inset spotlighting, front aspect window.

BEDROOM 3

11'01 x 7'05 into wardrobe recess (3.38m x 2.26m into wardrobe recess)

Single radiator, spotlighting, rear aspect window.

FAMILY BATHROOM

10'00 x 5'00 (3.05m x 1.52m)

Panelled bath with mixer tap, wc, wash hand basin, mixer tap, tiled walls, extractor fan, inset spotlighting, single radiator, rear aspect frosted window.

OUTSIDE

To the front is a good sized garden laid to lawn, pathway leads to a block paved driveway suitable for PARKING THREE/FOUR VEHICLES which leads to a SINGLE GARAGE 20'00 x 10'06 (6.10m x 3.20m) via up and over door.

From the parking area, a pedestrian gates leads to the rear garden which has patio/seating area, outside lighting, outside tap, lawned area, enclosed by fencing and measures 50' in length.

SERVICES

Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, head out on the Ross Road on the B4221. Take the right hand turning into Valegro Avenue. Follow this road along and Horsefair Close will be found on the left hand side. Proceed along Horsefair Close and the property will be found on your left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.